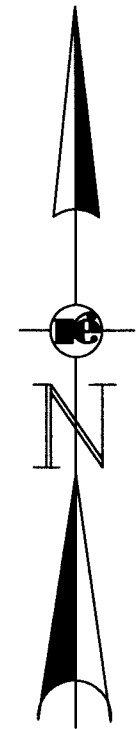


BRAZOS COUNTY, TEXAS
STEPHEN F. AUSTIN SURVEY, ABSTRACT NO. 53

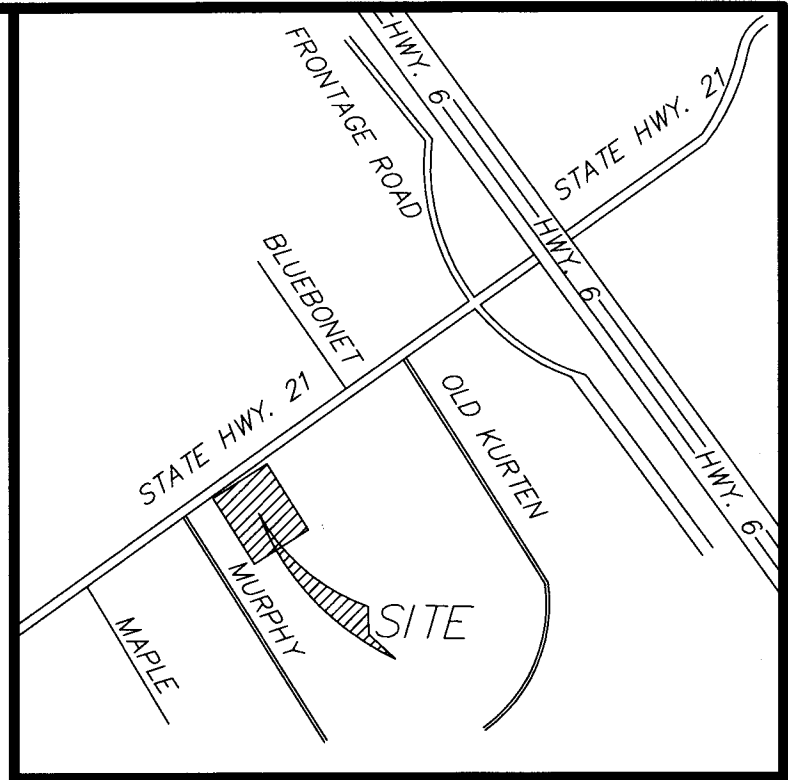
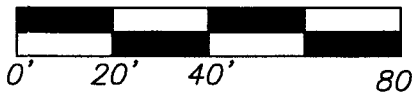
LEGEND

AC.
A.E.
B.L.
C.I.R.
D.R.B.C.T.
FND.
I.R.
M.R.B.C.T.
R.O.W.
S.F.
SAN.S.E.
STM.S.E.
U.E.
VOL., PG.
W.L.E.

ACRES
AERIAL EASEMENT
BUILDING LINE
CAPPED IRON ROD
DEED RECORDS BRAZOS COUNTY, TEXAS
FOUND
IRON ROD
MAP RECORDS BRAZOS COUNTY, TEXAS
RIGHT OF WAY
SQUARE FEET
SANITARY SEWER EASEMENT
STORM SEWER EASEMENT
UTILITY EASEMENT
VOLUME, PAGE
WATER LINE EASEMENT



SCALE: 1"=40'



VICINITY MAP

N.T.S.

PLAT NOTES

1. According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 4804100205F, revised April 02, 2014 the subject tract is located in Zone "X"(unshaded), areas determined to be outside the 0.2% annual chance floodplain.
2. Basis of Bearing is the Texas State Plane Coordinate System, NAD 83, Central Zone.
3. PROPERTY IS ZONED C-3 - COMMERCIAL DISTRICT.

LINE TABLE - 25' ACCESS EASMENT		
LINE	LENGTH	BEARING
L1	24.32	N37°58'15"W
L2	25.00	N37°58'43"W
L3	26.97	N52°43'01"E
L4	81.60	S37°16'54"E
L5	231.38	S52°53'43"W
L6	38.14	N37°16'54"W
L7	25.00	N52°43'37"E
L8	38.21	S37°16'54"E
L9	55.01	S52°53'43"W
L10	25.46	S47°59'48"E
L11	291.12	N52°53'43"E
L12	81.52	N37°16'54"W
L13	51.67	S52°43'01"W

FINAL PLAT OF
SCOTT PROPERTIES
SUBDIVISION

FINAL PLAT OF SCOTT PROPERTIES SUBDIVISION
6.493 ACRES LOCATED IN THE STEPHEN F. AUSTIN
SURVEY, ABSTRACT NO. 53
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 40' 1 BLOCK 2 LOTS DATE: MARCH, 2016

OWNER:
AGGIELAND CHICKEN 2, LLC
132 OVERLOOK RIDGE DRIVE
BELTON, TEXAS 76513

PREPARED BY:
CIVIL ENGINEERING AND LAND SURVEYING FIRM:
REKHA ENGINEERING, INC.



5301 Hollister Street, Suite 190
Houston, Texas 77040
713-895-8080
713-895-8081
Fax: 713-895-7686
Job No.: 0316-3674
TBPLS FIRM NO. 10133800
TBPE NO. F-3712
Contact: John H. English, Sr. Vice President
jake1@pdq.net

STATE OF TEXAS}}
COUNTY OF BELL}}

KNOWN ALL MEN BY THESE PRESENTS, AGGIELAND CHICKEN 2, LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT, AS RECORDED IN VOLUME 12798, PAGE 280, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND DESIGNATED HEREIN AS "SCOTT PROPERTIES" SUBDIVISION, IN THE CITY OF BRYAN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAIN, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

AGGIELAND CHICKEN 2, LLC
132 OVERLOOK RIDGE DRIVE
BELTON, TEXAS 76513

BY: TODD W. SCOTT
PRINCIPLE

STATE OF TEXAS}}
COUNTY OF BELL}}

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TODD W. SCOTT KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2016.

(SEAL)

NOTARY PUBLIC SIGNATURE

APPROVAL OF THE PLANNING AND ZONING COMMISSION.

I, _____ CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN ON THE _____ DAY OF _____ 2016 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____ 2016 BY SAID COMMISSION.

CHAIR, PLANNING & ZONING COMMISSION BRYAN, TEXAS.

APPROVAL OF THE CITY PLANNER.

I, _____ THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____ 2016.

CITY PLANNER, BRYAN, TEXAS.

APPROVAL OF THE CITY ENGINEER.

I, _____ THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCE OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____ 2016.

CITY ENGINEER, BRYAN, TEXAS.

I, KAREN McQUEEN, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORDS IN MY OFFICE THE DAY OF _____ 2016 IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____ PAGE _____

COUNTY CLERK, BRAZOS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION

I, ROBERT A. MARLOWE, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM, NAD'83, CENTRAL ZONE (4203).

ROBERT A. MARLOWE, RPLS NO. 4218
REKHA ENGINEERING, INC.

